



FOR SALE

FORMER AUCHTERDERRAN CENTRE

Woodend Road, Cardenden, Fife, KY5 0NE

Considerable site extending to 1.43 hectares (3.53 acres)

Category 'C' Listed stone "schoolhouse" buildings

Offers are invited for the benefit of our clients interest

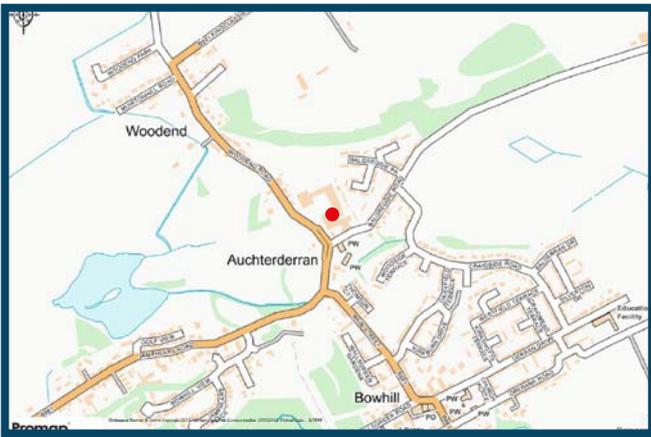
Potential additional land available.

LOCATION:

Cardenden, a former mining town, is situated within the central area of Fife, located approximately 2 miles from the A92 dual carriageway, linking Dunfermline to Kirkcaldy, and approximately 5 miles north of Kirkcaldy town centre. The town has a population of approximately 5,000 persons and provides local shopping, leisure and education amenities, along with regular bus service, and catering for the local population.

The subjects are situated on the eastern side of Woodend Road to the northern periphery of Cardenden town centre. The site is situated in a predominantly residential area, with playing fields/open space land both adjoining and adjacent to the site.

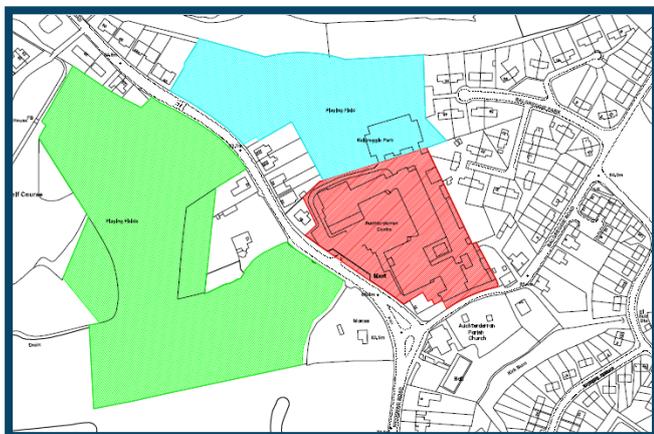
The approximate location of the subjects is shown on the plan below:



DESCRIPTION:

The site comprises the former Auchterderran Resource Centre. The majority of the site has been demolished, however the original 'C' Listed stone school building remains. The original building is formed in solid stone beneath a pitched and slated roof.

Additional land may be available, which is indicated as blue and green on the plan below:



ACCOMMODATION:

Red Area: 1.43 hectares/3.53 acres
Green Area: 4.18 hectares/10.33 acres
Blue Area: 1.75 hectares/4.32 acres

ASSESSMENT:

The property will have to be reassessed, given demolition of part of the site, along with any redevelopment.

PRICE:

Offers are invited for the benefit of our client's interest. Any offers should be submitted with supporting information regarding the development of the site.

PLANNING:

The size and configuration of the site provides an excellent opportunity to redevelop the existing stone buildings and create further development on the remaining site, any enquiries in this regard should be directed to Fife Council Planning Department. Principles of redevelopment are available on request.

EPC:

A copy of the EPC can be made available on request, however the rating is E.

VAT:

All prices quoted are exclusive of any VAT which may be chargeable.

VIEWINGS:

Strictly through appointment with the sole Marketing Agents.

ENTRY:

By agreement

LEGAL COSTS:

Each party will be responsible for the payment of their own legal costs.

REFERENCE:

ESA1018

DATE OF PUBLICATION:

November 2017

CONTACT:

fifeproperties@dmhall.co.uk

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.